

S-20-2014
CVS West Valley Plaza Subdivision
3200 West 3500 South
C-2 Zone
2 Lots
2.8 Acres

BACKGROUND

Utah CVS Pharmacy LLC, is requesting preliminary and final subdivision approval for a commercial subdivision in the C-2 Zone. The subject property is located on the northeast corner of 3200 West and 3500 South.

ISSUES:

The CVS Pharmacy submitted a permitted use application in 2013. The project site consisted of multiple parcels, but did not include the existing car wash and inspection/emission parcels. As a condition of the permitted use, staff requested that CVS consolidate all of the parcels into one development parcel. CVS chose to leave the portion adjacent to 3200 West undeveloped with a future expectation of subdividing this area along with the two corner parcels.

The purpose for the commercial subdivision is to now divide the existing parcel, along with the two corner parcels into 2 subdivision lots. Lot 1 (CVS Pharmacy) will consist of 2.04 acres while lot 2 will consist of .80 acres. Access will be gained from the drive approaches approved during the permitted use process along 3500 South and 3200 West.

Due to this application being a commercial subdivision, staff and agency comments regarding site design will be better addressed through the permitted and/or conditional use processes. This application is simply to divide the parcel into developable lots and to create cross access, parking and storm drain easements.

STAFF ALTERNATIVES:

Approve the CVS West Valley Plaza Subdivision subject to a resolution of staff and agency comments.

Continue the application to address concerns raised during the Planning Commission hearing.

Applicant:

Leslie Morton

Discussion: Steve Lehman presented the application. Leslie Morton, representing the applicant, stated that there will be cross access easements but shared parking is probably not likely. She indicated that any use will meet City requirements on site. Phil Conder asked if there are any potential tenants.

Ms. Morton replied there are none yet but the next step will be to tear down the existing buildings and make the site more appealing for sale. Jack Matheson stated that he is concerned about the access on 3200 West. Ms. Morton replied UDOT created the strange jog in the curb when they expanded 3500 S. She added that access will be evaluated when a developer comes in for site plan approval. Terri Mills stated that there is a large mature tree that adds value to the site and questioned if it will remain. Ms. Morton replied she doesn't know that at this time. Commission Mills stated she would encourage this.

Motion: Commissioner Tupou moved for approval.

Commissioner Thomas seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Tupou	Yes
Chairman Conder	Yes

Unanimous-S-20-2014- Approved